



GRAND CYPRESS PLAZA

5145 N UNIVERSITY DR, LAUDERHILL, FL 33351

HIGHLIGHTS

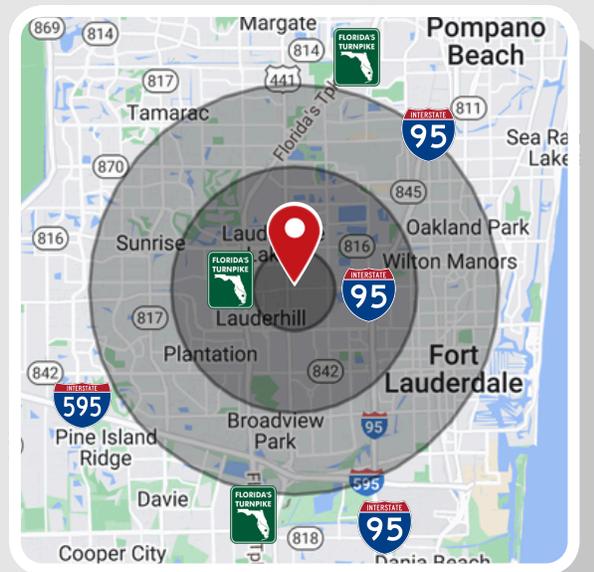
- Corner unit with great visibility and windows surrounding the space.
- High end finishes including tile flooring, accent walls, and LED lighting
- 8 ADA compliant restrooms with new plumbing and electrical throughout
- New restroom fixtures, custom cabinetry, and granite countertops.
- Large reception area, auditorium and built-out offices
- Surveillance system and ample parking
- 529 new construction luxury units adjacent to the plaza.

LOCATION DESCRIPTION

With ample parking, prominent corner frontage on University Dr, and 529 luxury units recently constructed directly adjacent, this location is ideal for a wide range of retail, medical, or professional office users seeking a move-in ready space with exceptional visibility and quality.

EXECUTIVE SUMMARY

Property Type	Retail / Church
Lease Rate	\$ 24 / SF
Lease Type	Gross
Space Size	+/- 5,140 SF
Traffic Count	+/- 60,000 VPD
Zoning	CW



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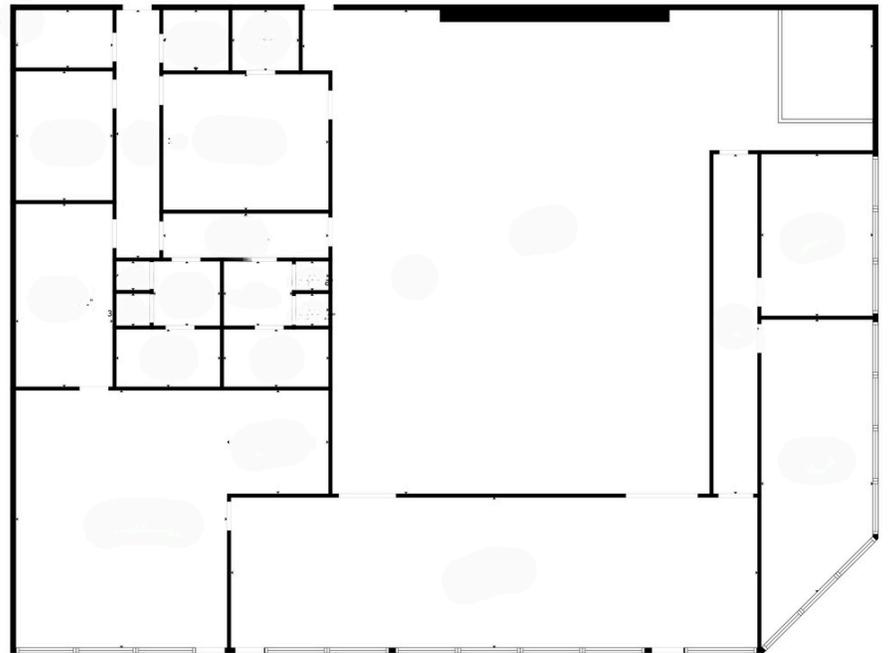
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SPACE DESCRIPTION

Now available: a beautifully renovated corner retail space offering exceptional street visibility and access to nationally recognized tenants along the corridor. This former church has been over improved into a modern commercial space with high-end finishes and extensive upgrades throughout.

The property features a large reception area and auditorium, 5 built-out offices, and 8 brand-new ADA-compliant restrooms with upscale fixtures. Interior highlights include elegant tile flooring, custom accent walls, LED lighting, drop ceilings, and abundant natural light from surrounding windows.

Additional upgrades include new plumbing and electrical systems, a surveillance system, and a fully equipped kitchen featuring custom Italian cabinetry and granite waterfall countertops.



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**All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

****EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**



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